



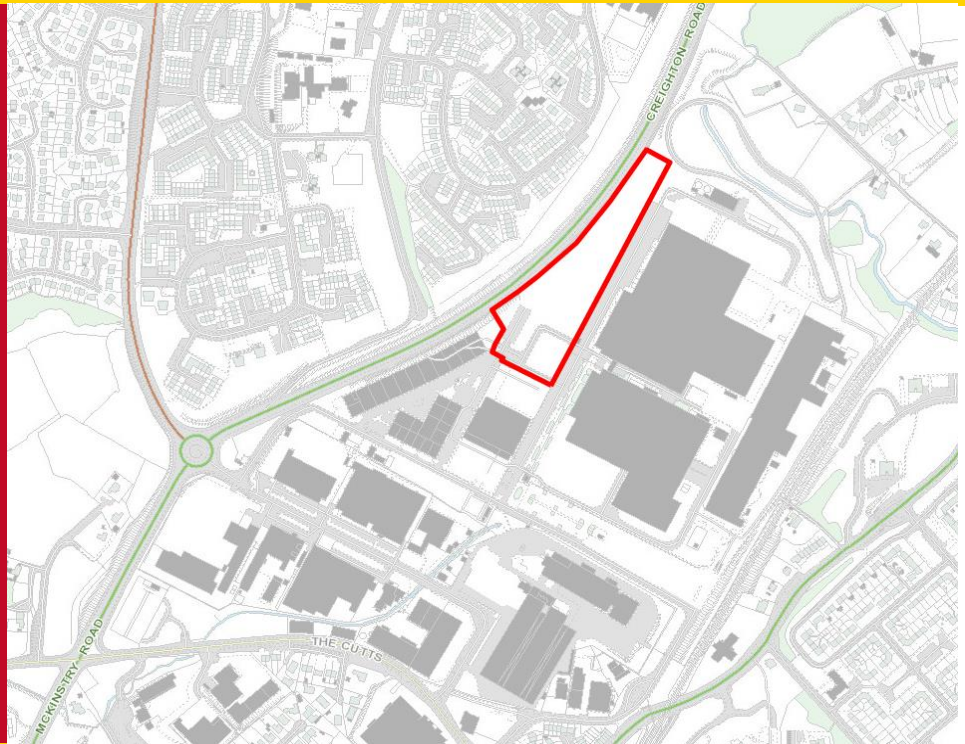
# TO LET

## COMMERCIAL COMPOUND/YARD

## CITY BUSINESS PARK DERRIAGHY BT17 9HY

c. 5.75 Acres (2.33 Hectares)

- Various Sizes Available



## CONTACT:

Michael Hopkins

E: [mph@mckibbin.co.uk](mailto:mph@mckibbin.co.uk)

**McKIBBIN COMMERCIAL  
PROPERTY CONSULTANTS  
CHARTERED SURVEYORS**

Callender House,  
58-60 Upper Arthur Street,  
Belfast BT1 4GJ

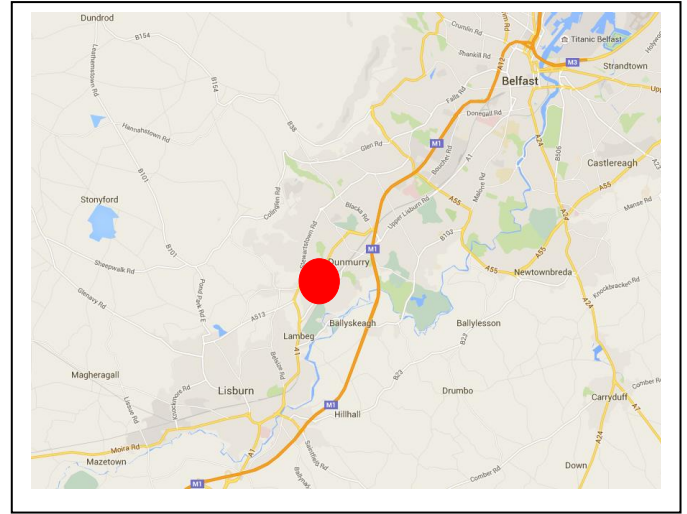
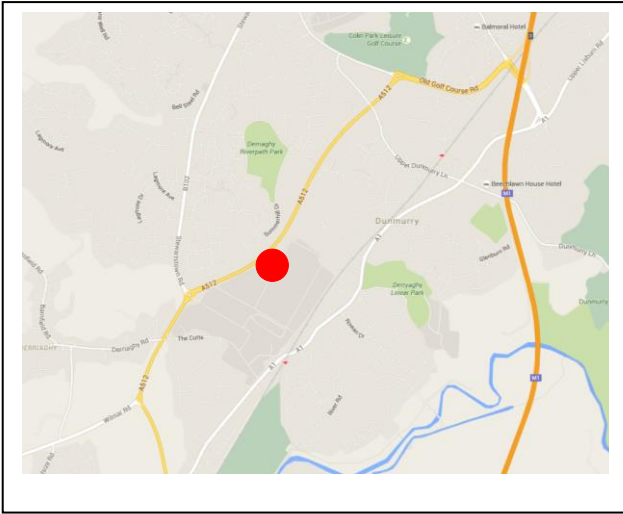
T: 02890 500100  
E: [property@mckibbin.co.uk](mailto:property@mckibbin.co.uk)

## DESCRIPTION

- City Business Park is established as one of Belfast's main industrial/warehouse locations, strategically positioned approximately 6 miles south of Belfast and 3 miles north of Lisburn, just off Junction 3 (Black's Road) of the M1 Motorway ensuring easy access province wide.
- The subject site is accessed through City Business Park which is a modern, high quality purpose built light industrial warehouse/showroom facility within a secure environment.
- Access to City Business Park is just off Creighton Road approximately 0.2 miles from the junction with The Cutts.
- Occupiers in the area include Montupet, Charles Hurst Ltd Accident & Repair, BT, Lilliput Laundry and Henry R Ayton. Occupiers within City Business Park include Total Produce, Finaghy Cleaning Services, Lease Options and NI Ambulance & Fire Service.

# TO LET

## COMMERCIAL COMPOUND/YARD City Business Park, Derriaghy



### LEASE DETAILS

**Term:**  
Negotiable.

**Rent:**  
From £2.00 psf.

**Service Charge:**  
A service charge will be levied to cover the maintenance and upkeep of the common areas within the business park along with any other reasonable outgoings of the Landlord such as insurance and management fees.

### ACCOMMODATION

The size & shape of the secure compounds/yard can be tailored to meet the needs of the incoming tenants. In total there is c.5.75acres available to let.

Depending on the lease terms agreed the compound/yards may be handed over with secure fencing and a bitmac or concrete surface.

### RATES INFORMATION

To be assessed.

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

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**02890 500 100**

